

EXHIBIT "A"
LEGAL DESCRIPTION

RIGHT OF WAY ACCEPTANCE:

THAT PORTION OF LOT A OF HIGHLAND PARK, UNIT NO. 2, AS RECORDED IN VOLUME 44 OF MAPS, AT PAGE 90, OF TULARE COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT A, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF RIGGIN AVENUE AS SHOWN ON SAID HIGHLAND PARK, UNIT NO. 2, THENCE NORTH 89°23'27" WEST ALONG SAID NORTHERLY RIGHT OF WAY, 130.23 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 89°23'27" WEST, 251.96 FEET TO AN ANGLE POINT IN SAID NORTHERLY RIGHT OF WAY LINE;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 44°31'40" WEST, 5.92 FEET;

THENCE SOUTH 89°25'38" EAST, 256.16 FEET;

THENCE SOUTH 0°36'33" WEST, 4.34 FEET TO THE INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE AND THE **TRUE POINT OF BEGINNING**.

CONTAINING 1,082 SQUARE FEET, MORE OR LESS.

BASIS OF BEARINGS AND COURSES ARE SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

PREPARED BY ME OR UNDER MY DIRECTION.

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, AS SHOWN ON THE MAP OF HIGHLAND PARK, UNIT NO. 1, RECORDED IN VOLUME 44 OF MAPS, AT PAGE 76 TULARE COUNTY RECORDS, TAKEN TO BEAR NORTH 89°23'27" WEST.



SIGNATURE

6.15.22

DATE



THAT PORTION OF LOT A OF HIGHLAND PARK, UNIT NO. 2, AS RECORDED IN VOLUME 44 OF MAPS, AT PAGE 90, OF TULARE COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

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HIGHLAND PARK, UNIT NO. 1
R.M. 44-76, T.C.R.

LOT A
HIGHLAND PARK, UNIT NO. 2
R.M. 44-90, T.C.R.

HIGHLAND PARK, UNIT NO. 2
R.M. 44-90, T.C.R.

14.50' x 5.00' EASEMENT
RECORDED 11/21/2008 AS
DOC. NO. 2008-0080139, T.C.R.

P.O.C.
SE COR LOT A
HIGHLAND PARK, UNIT NO. 2

S0°36'33"W 4.34'

N89°23'27"W 130.23'

T.P.O.B.

LOT D
HIGHLAND PARK, UNIT NO. 1
R.M. 44-76, T.C.R.

AREA OF R/W
ACCEPTANCE

RIGGIN AVE.

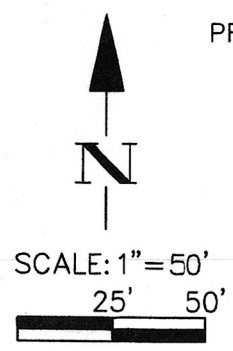
S. LINE, SE 1/4 18-18/25


BASIS OF BEARINGS N89°23'27"W

S. 1/4 SEC COR 18-18/25

PREPARED UNDER THE SUPERVISION OF:

EXHIBIT "B" (SHEET 1 OF 2)



PROJECT NAME: RIGHT OF WAY ACCEPTANCE			
CITY: VISALIA	COUNTY: TULARE	STATE: CA	
SURVEYOR: B. BORUM	DATE: 6/14/2022		
DRAWN BY: L. GARZA	MAP REF.: R.M. 44-90		
CHECKED BY: D. CORVERA			

N:\Design Division\CIP Projects\0473 Riggins Avenue Mooney to Convey\Design Phase\2.03-Right of Way\Exhibits\0473 COV RW.dwg, HP2 Lot A, 06/14/2022 1:38:43 PM, Igarza, 1:1

LEGEND



INDICATES PORTION TO BE ADOPTED INTO CITY OF VISALIA PUBLIC RIGHT OF WAY, 1,082 SQUARE FEET, MORE OR LESS



CENTERLINE

AVE. AVENUE

BK. BOOK

BLVD. BOULEVARD

CONC. CONCRETE

COR OR COR. CORNER

CTR. CENTER

DOC. DOCUMENT

DIV. DIVISION

DP. DEEP

E OR E. EAST

HWY HIGHWAY

HWYS. HIGHWAYS

I.P. IRON PIPE

△ MONUMENT FROM RECORD DATA

N. NORTH

NO. NUMBER

PM OR P.M. PARCEL MAPS

PG. PAGE

P.O.C. POINT OF COMMENCEMENT

R.M. RECORD MAPS

R/W RIGHT OF WAY

S OR S. SOUTH

SE SOUTHEAST

SEC OR SECT. SECTION

ST. STREET

SW SOUTHWEST

T.P.O.B. TRUE POINT OF BEGINNING

T.C.R. TULARE COUNTY RECORDS

W. WEST

THAT PORTION OF LOT A OF HIGHLAND PARK, UNIT NO. 2, AS RECORDED IN VOLUME 44 OF MAPS, AT PAGE 90, OF TULARE COUNTY RECORDS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, IN THE CITY OF VISALIA, COUNTY OF TULARE, STATE OF CALIFORNIA.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, AS SHOWN ON THE MAP OF HIGHLAND PARK, UNIT NO. 1, RECORDED IN VOLUME 44 OF MAPS, AT PAGE 76 TULARE COUNTY RECORDS, TAKEN TO BEAR NORTH 89°23'27" WEST.

RECORD REFERENCE

() INDICATES RECORD DATA PER HIGHLAND PARK, UNIT NO. 1, RECORDED IN VOLUME 44 OF MAPS, AT PAGE 76 T.C.R.

[] INDICATES RECORD DATA PER SHANNON RANCH EAST, RECORDED IN VOLUME 40 OF MAPS, AT PAGE 46 T.C.R.

(STAMPED "DIV. OF HWYS." IN HWY WELL, ACCEPTED AS SE COR. SECT. 18-18/25)

(BRASS DISC FLUSH IN CONCRETE, STAMPED "PLS 8006" AS SHOWN ON PM NO. 4928, RECORDED BK. 50, PG 33, T.C.R. ACCEPTED AS S1/4 COR. SECT. 18-18/25)

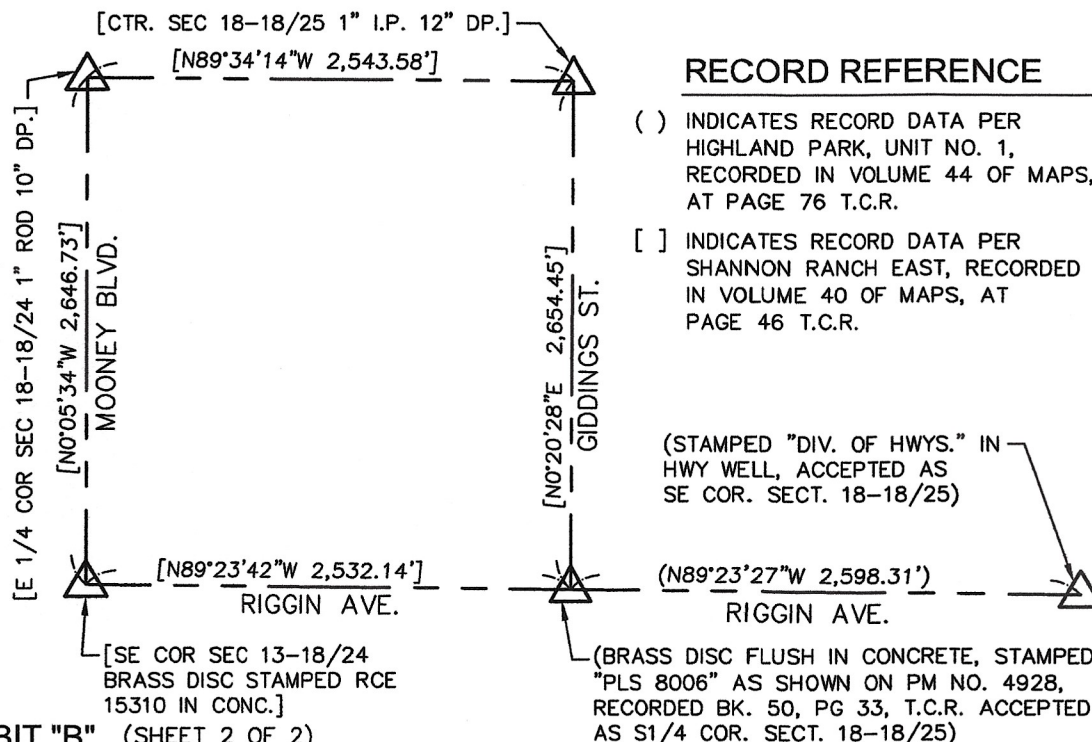


EXHIBIT "B" (SHEET 2 OF 2)

PROJECT NAME: RIGHT OF WAY ACCEPTANCE

CITY: VISALIA

COUNTY: TULARE

STATE: CA

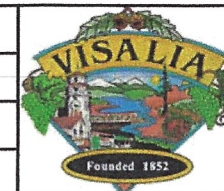
SURVEYOR: B. BORUM

DATE: 6/14/2022

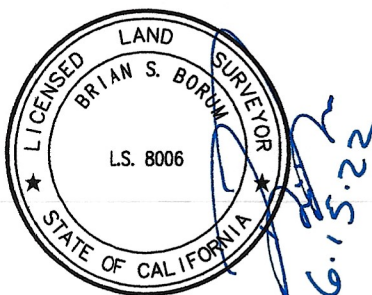
DRAWN BY: L. GARZA

MAP REF.: R.M. 44-90

CHECKED BY: D. CORVERA



PREPARED UNDER THE SUPERVISION OF:



SCALE: 1"=1000'
0' 500' 1000'